SUB LOT 27
IN OR 549 PG 1198
SUB OF NW1/4 PB 1/3

HILL SUE B
37081 LITTLE MAGNOLIA CT
HILLIARD, FL 32046

2026

16-3N-24-2580-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

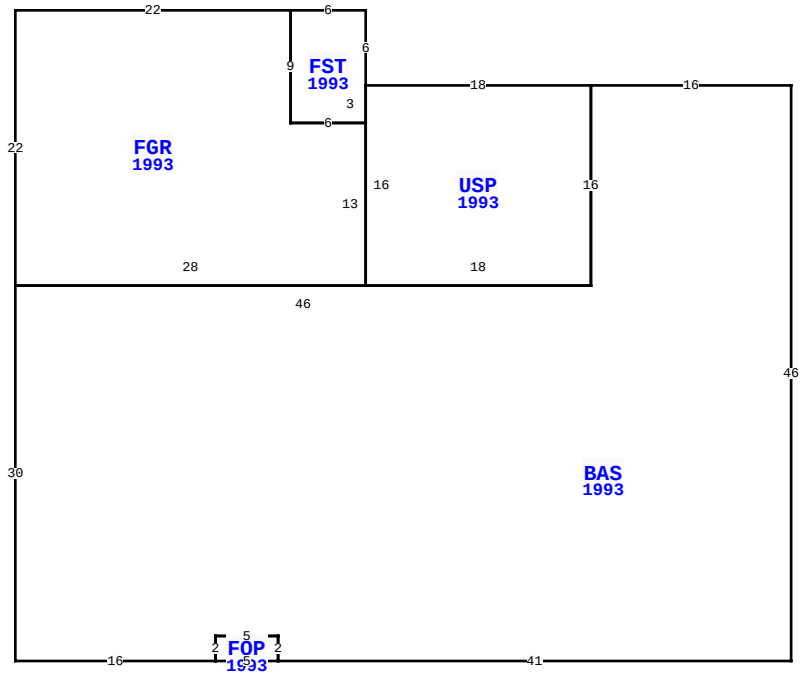
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,106	100	1993	2,106	200,612
FGR	562	55	1993	309	29,435
FOP	10	30	1993	3	286
FST	54	55	1993	30	2,858
USP	288	30	1993	86	8,192
TOTALS	3,020			2,534	241,382

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,534	120.9600	127.01	321,843	1975	1995	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 0 Heated Area: 2106 HX Base Yr 1988



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

37081 LITTLE MAGNOLIA CT, HILLIARD

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1975	1975	3	32	1,120	
3	0860	POOL/SPA	0	100	19	0	1.00	UT	50,000.00	50,000.00	100	1989	1989	04	85	42,500	
5	0510	GARAGE WD-	0	100	25	22	550.00	SF	35.00	35.00	100	2009	2009	3	48	9,240	
6	0681	POLE SHED	0	100	14	12	168.00	SF	15.00	15.00	100	1995	1995	3	20	504	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		241,382
TOTAL MARKET OB/XF VALUE		53,364
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		334,746
SOH/AGL Deduction		180,447
ASSESSED VALUE		154,299
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		102,888
TOTAL JUST VALUE		334,746
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,934

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230014	REPAIR/RRF	0	01/26/2023
B0902027	ADDITION	11,000	02/24/2009
	SWIM POOL	9,600	05/04/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0549/1198	8/10/1988	WD	U	I	07	100
GRANTOR: BRIGHT JOSEPH W						
GRANTEE: HILL GARRY S						
0523/0283	7/28/1987	WD	Q	I		69,900
GRANTOR: BRIGHT JOSEPH W						
GRANTEE: HILL GARRY S & SUE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 USP=[YR=1993] W18 FST=[YR=1993] N6 W6
FGR=[YR=1993] W22 S22 E28 N13 W6 N9$ S9 E6 N3$ S16 E18 N16$
S16 W46 S30 E16 FOP=[YR=1993] E5 N2 W5 S2$ N2 E5 S2 E41 N46$.

LAND DESCRIPTION

TOTAL OB/XF 53,364

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0006	R-1 -	0.00	0.00	1.00	UT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 04/12/2024 BY WWA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/09/2026 BY SYS